

15 Enfield Industrial Estate
Redditch
Worcestershire
B97 6BG

REDCAR UNIT 7 REGENT WALK TS10 3FB

LOCATION

Redcar has a population of 37,073 and a retailing catchment of circa 55,000, near to Middlesbrough, with the Department Store in question being situated within the Regents Walk Shopping Centre.

The unit is near to retailers such as **Argos, Peacocks, New Look, Home Bargains & JD Sport** etc, as can be seen from the goad plan extract.

ACCOMMODATION

Ground Floor	14,139 sq.ft. (1,313.5m ²)
First Floor	15,699 sq.ft. (1,458.4m ²)
Total Area	29,838 sq.ft. (2,771.9m ²)

LEASE

The premises are held on a lease expiring September quarterday 2027 at a rental of £195,630.30 per annum, with 5 year rent reviews, with the next review being September quarterday 2017.

DISPOSAL

An assignment is being sought for this departmental store, or an underlease, on terms to be agreed.

PLANNING

Open A1

RATING

Rateable Value	£181,000
Rates Payable	£91,224 per annum (2019/2020)

This information is for guidance purposes only.
Interested parties are advised to make their own rating enquiries.

3 The Crescent
Carlton-in-Cleveland
Middlesbrough TS9 7BH



TIMING

Immediate

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment with this Agency or our joint Agent.

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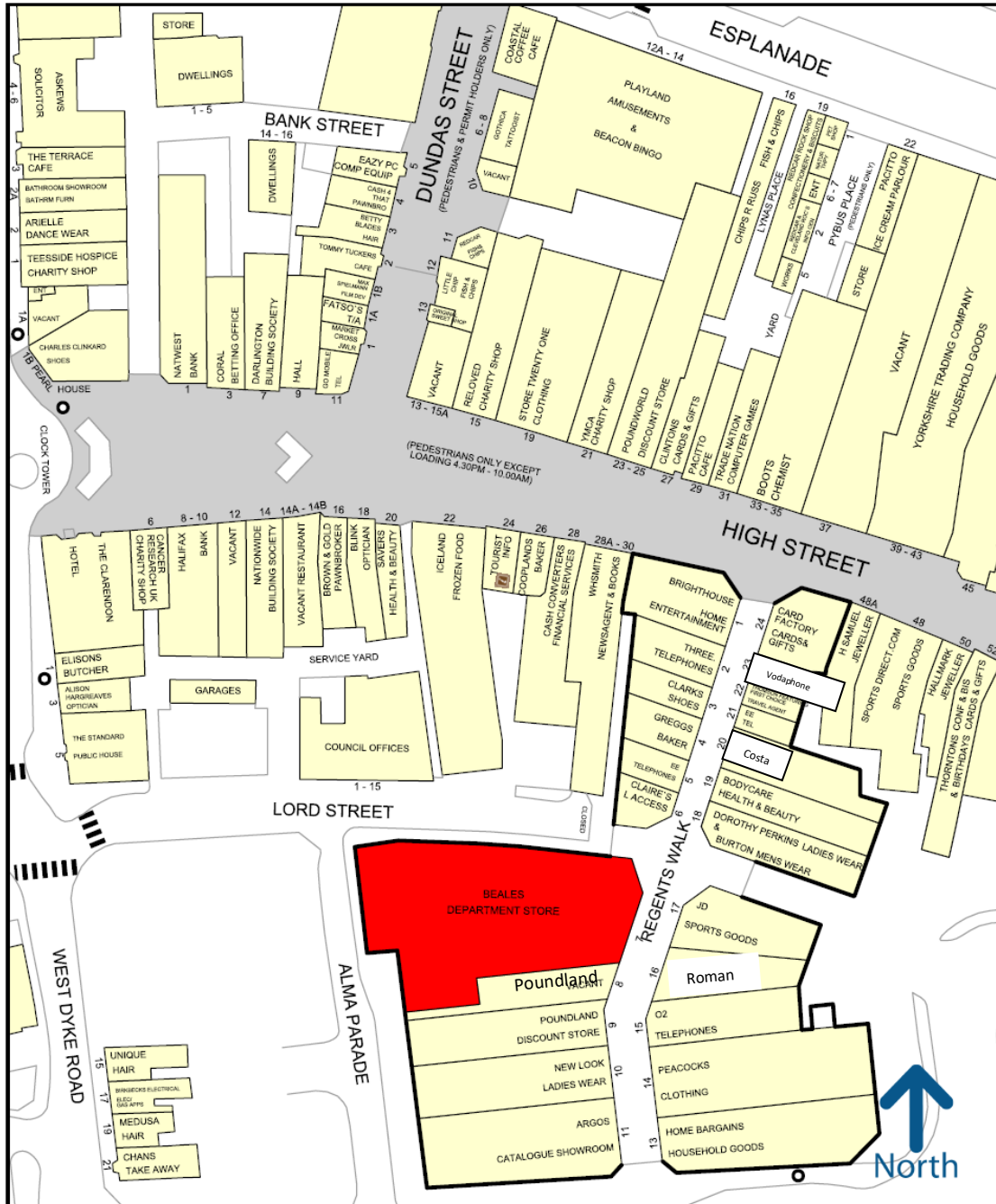
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All transactions stated are exclusive of VAT

SUBJECT TO CONTRACT

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50 metres

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